

TOWN OF MOREHEAD CITY HARBOR MASTER PLAN



Presented to:
Stakeholders Presentation

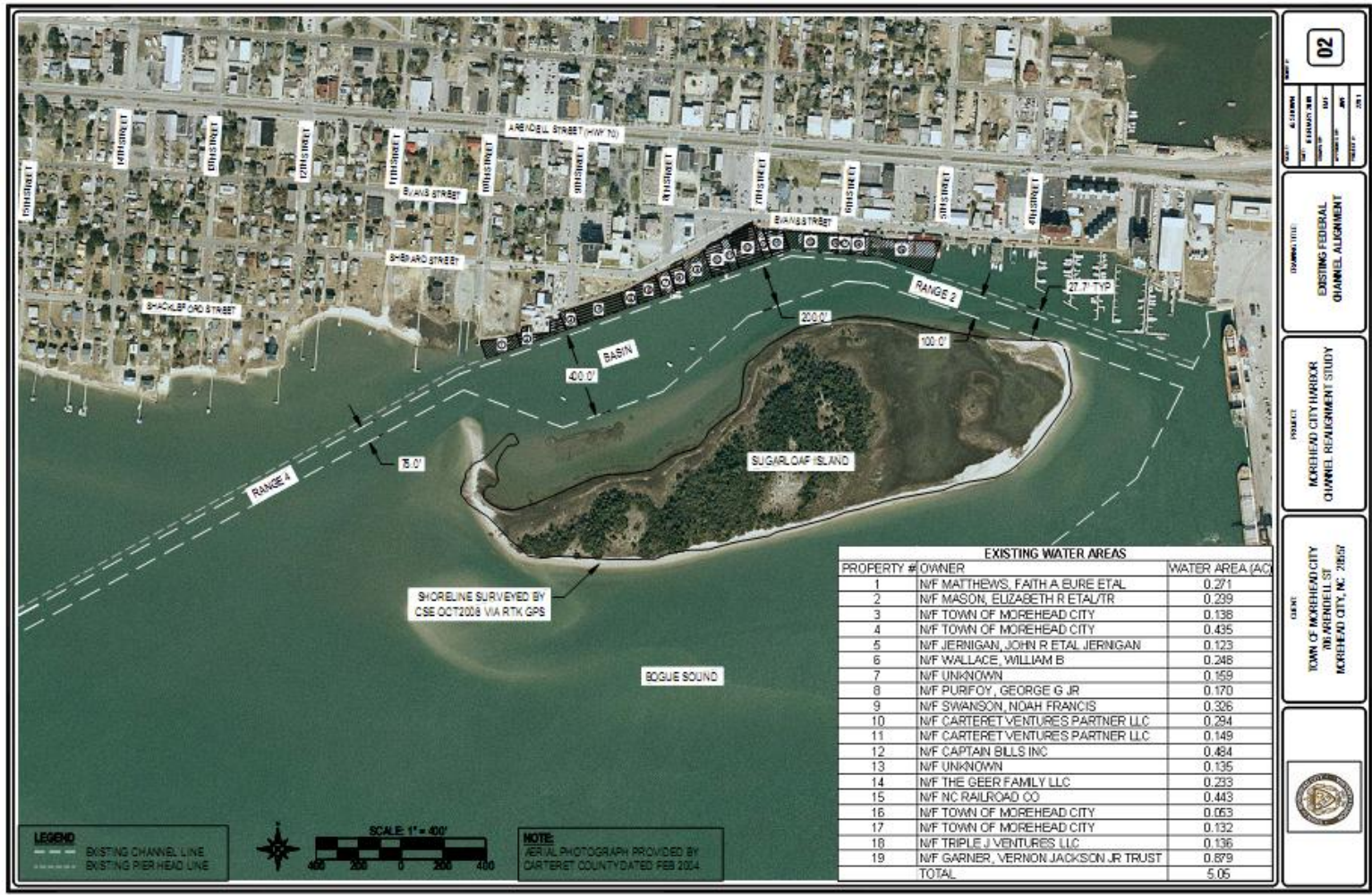
January 31, 2012



PROJECT BACKGROUND



Channel Alignment Alternatives



Alternative A – Do-Nothing
Water Area – 5.0 ac
Average Distance to Channel – 89 ft.



Channel Alignment Alternatives



Alternative D – 100 Foot Offset with De-authorization
 Water Area – 9.8 ac
 Additional Water Area Provided – 4.8 ac
 Average Distance to Channel – 173 ft.
 Additional Distance to Channel Provided – 84 ft.



Channel Alignment Alternatives



Alternative E – Fitted Alignment
Water Area – 10.6 ac
Additional Water Area Provided – 5.6 ac
Average Distance to Channel – 188 ft.
Additional Distance to Channel Provided – 99 ft.

HARBOR MASTER PLAN

PROJECT OBJECTIVES

- Create new economic opportunities on adjacent land and in riparian water areas provided by an increase in water access infrastructure
- Permit waterfront improvements for all waterfront properties under a single permitting activity waiving riparian rights to create a single large in-water development
- Maintain and expand traditional uses and develop new uses in demand along waterfront
- Minimize environmental impacts resulting from an increase in dock space and numbers of boats

STEPS IN THE PLANNING PROCESS

- Mapping and Stakeholder Coordination

- Conduct survey to establish boundaries of ownership and riparian rights
- Verify ownership with stakeholders
- Identify environmental resources
- Coordinate with Division of Coastal Management
- Prepare base map and post on Town website

- Master Planning and Consensus Building

- ➡ ○ Identify uses and design criteria, typical boat characteristics, etc. based on local and stakeholder preferences
- ➡ ○ Prepare Master Plan for harbor for 100 ft. offset & fitted channel alignments
- Coordinate with stakeholders for final approval
- ➡ ○ Identify next steps to implementation

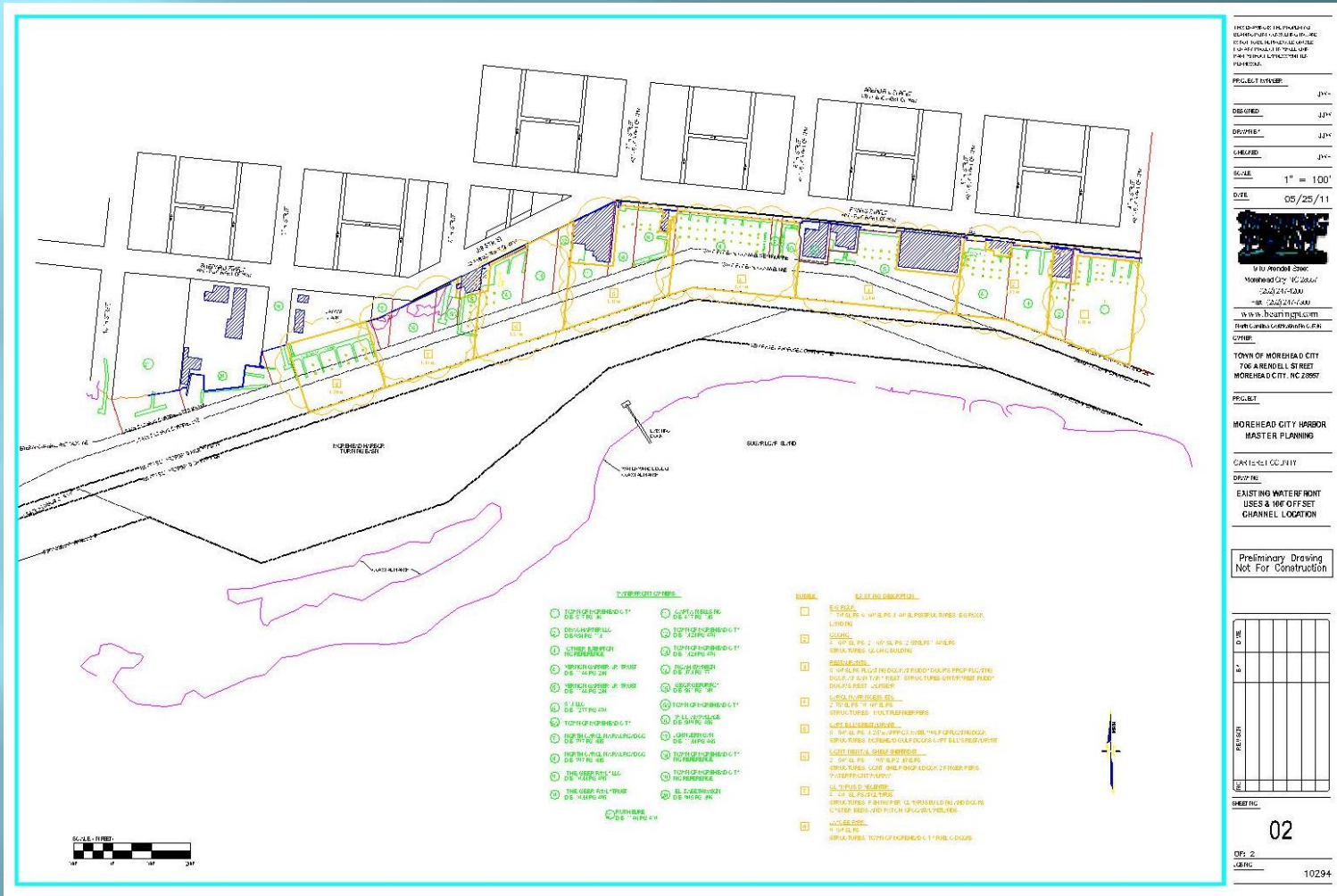
WHAT WE HOPE TO ACCOMPLISH AT THIS MEETING

- Agreement on design criteria for Master Plan development
- Stakeholder review of initial version of Master Plans.
- Receive comments from stakeholders on initial Master Plans

NEXT STEPS FOLLOWING THIS MEETING

- Meet with stakeholders individually or in smaller groups to gain agreement on the contents and approach of the plan
- Revise the Master Plan based on stakeholder comments
- Present Master Plan to Morehead City Council for review and adoption

MOREHEAD CITY HARBOR EXISTING USES

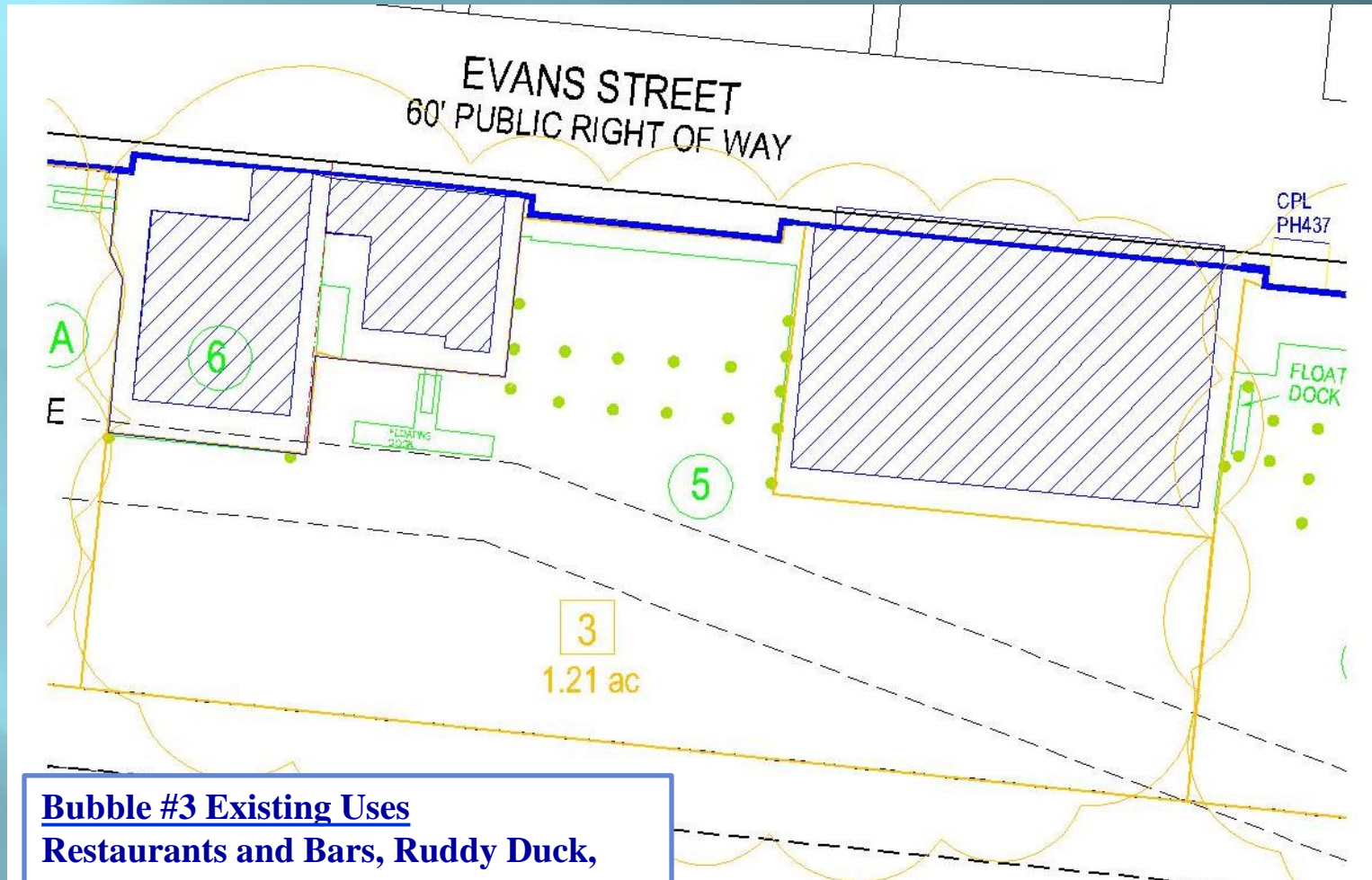


The map shows four numbered areas for potential development in the Port of Everett. Area 1 is 1.10 ac, Area 2 is 1.03 ac. The map includes a floating dock, various piers, and a blue line indicating a boundary or shoreline.

Occhio Art Shop
Sport Fishing Boat Docks
2-65' slips
4-60' slips
2-55' slips
1-45' slip

Big Rock Professional Office Building
Sport Fishing Boat Docks
1-70' slip
6-60' slips
3-40' slips

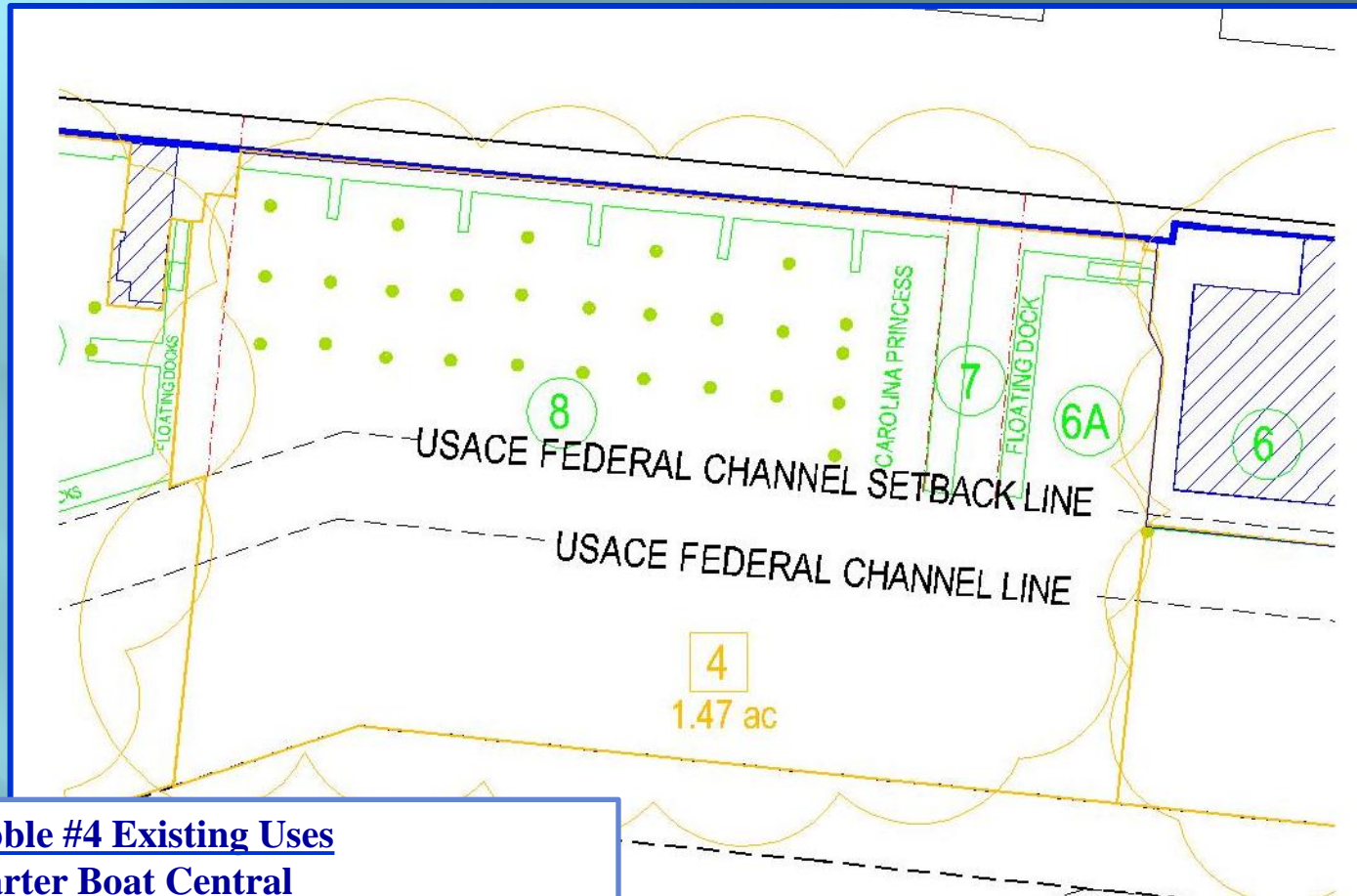
MOREHEAD CITY HARBOR INVENTORY OF EXISTING USES



Bubble #3 Existing Uses

**Restaurants and Bars, Ruddy Duck,
Jacks, Sanitary Fish Market
Boat Docks for Restaurant Patrons
Arriving by Water
5-60' slips**

MOREHEAD CITY HARBOR INVENTORY OF EXISTING USES



Bubble #4 Existing Uses

Charter Boat Central

Pedestrian Access to Charter Fleet

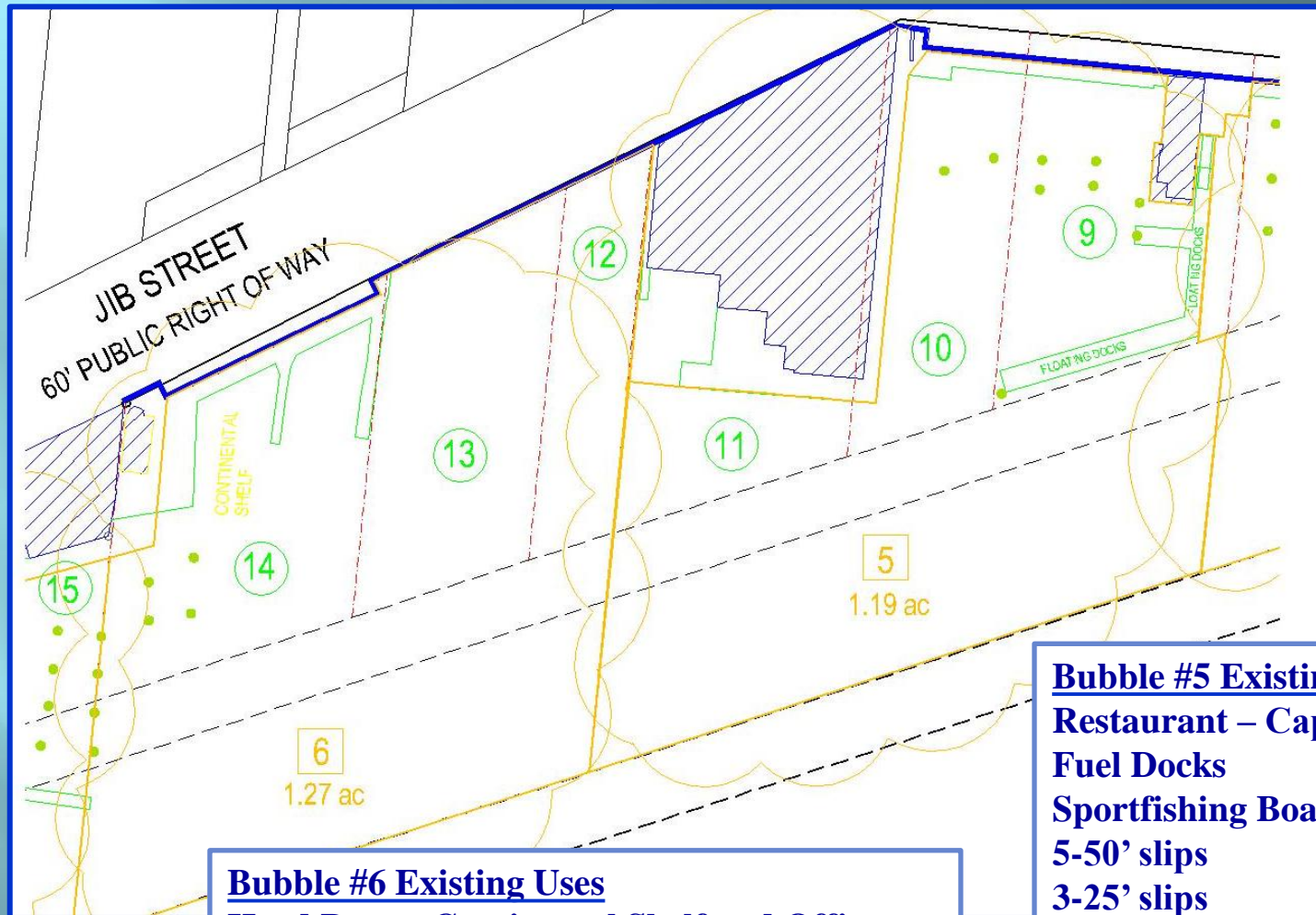
10-60'-75' slips – Sportfishing Charters

1-90' slip – Carolina Princess

1-50' slip

3-25' slips

MOREHEAD CITY HARBOR INVENTORY OF EXISTING USES



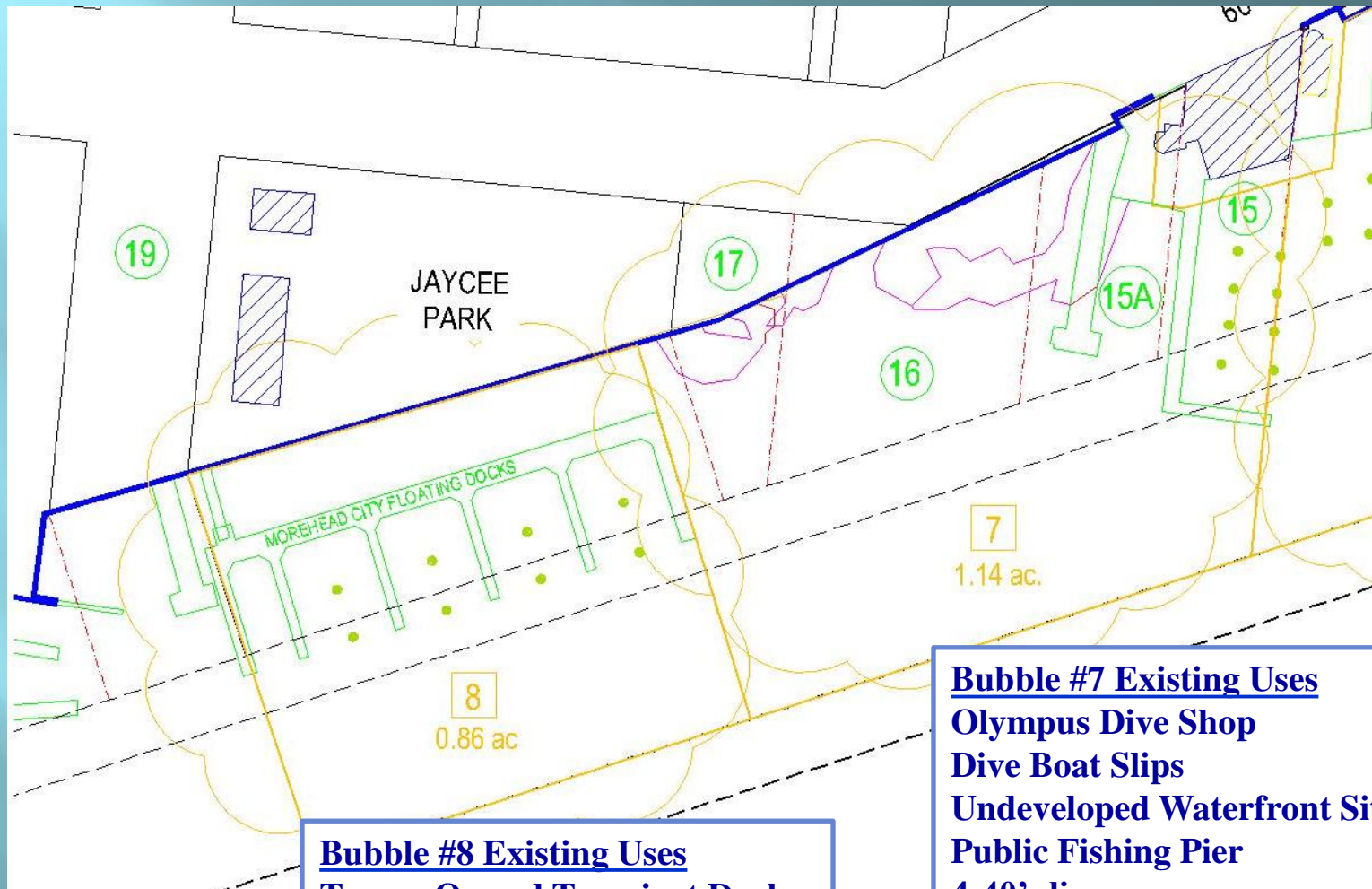
Bubble #6 Existing Uses

Head Boat – Continental Shelf and Offices
Undeveloped Waterfront Site - Formerly Otis Seafood
2-90' slips – Continental Shelf Head Boat
1-30' slip and 1-40' slip

Bubble #5 Existing Uses

Restaurant – Captain Bill's
Fuel Docks
Sportfishing Boat Docks
5-50' slips
3-25' slips
86 L.F. Fuel Dock

MOREHEAD CITY HARBOR INVENTORY OF EXISTING USES



Bubble #8 Existing Uses

Town - Owned Transient Docks
10-50' slips (Public)

Bubble #7 Existing Uses

Olympus Dive Shop
Dive Boat Slips
Undeveloped Waterfront Site
Public Fishing Pier
4-40' slips
140 L.F. Side-To Docks

MOREHEAD CITY HARBOR MARINA DESIGN CRITERIA

Sources of Boat Dimensions and Recommended Slip Dimensions

- Marinas & Small Boat Harbors, Tobiason and Kollmeyer, 1991
- Guidelines for Marina Berthing Facilities, California Department of Boating and Waterways
- Research conducted for design of Bridgeton Yacht Harbor, Bridgeton, NC
- Hatteras Yachts – advertised vessel dimensions
- Jarrett Bay Boatworks – advertised vessel dimensions
- Local Practices - Morehead City Waterfront existing slip lengths and widths

MOREHEAD CITY HARBOR MARINA DESIGN CRITERIA SUMMARY

	Tobiason & Kolmeyer	Cal Dept. Boating	Bridgeton Marina	Jarrett Bay Boatworks		Hatteras Yachts		Existing Boat Slips	Master Plan
Boat Slip Length (ft.)	Slip Width (ft.)	Slip Width (ft.)	Slip Width (ft.)	Boat Beam (ft.)	Slip Width (ft.)	Boat Beam (ft.)	Slip Width (ft.)	Slip Widths (ft.)	Slip Width (ft.)
		12						12-15	12
30	14	13.5						18	14
35	16	15							15
40	20	16	19					15, 16, 18, 19	18
45		16.5						16	19
50	22	17	22					20, 24	22
54		17.5				17'-3"	20		18
55	23	18						21, 23	20
58		18		17'-6"	20			13-16, 18, 19- 22, 33	20
60	24	18.5	24						24
63		19		18'-6"	21				24
64		19		18'-6"	21				24
65		19						20, 26	25
70		19.5	25	20	22			14	25
68		19.5				21'-7"			25
75		20.5						32 - Carolina Princess	25
77		20.5				22	24		25
80		21	25						25
90								33-34 Continental Shelf	25

MOREHEAD CITY HARBOR MARINA DESIGN CRITERIA

FINGER PIER WIDTHS

Slip Length	Finger Pier Width
25 ft. – 35 ft.	3 ft.
35 ft. – 50 ft.	4 ft.
Over 50 ft.	5 ft.

FAIRWAY WIDTHS

Minimum – 1.5 x maximum adjacent slip length

Preferred – 1.75 x maximum slip length

ACCESS DOCK WIDTHS

Public Docks – minimum 10 ft., preferred 12 ft.

Private Docks – 8 ft.

Gangways – 6 ft.



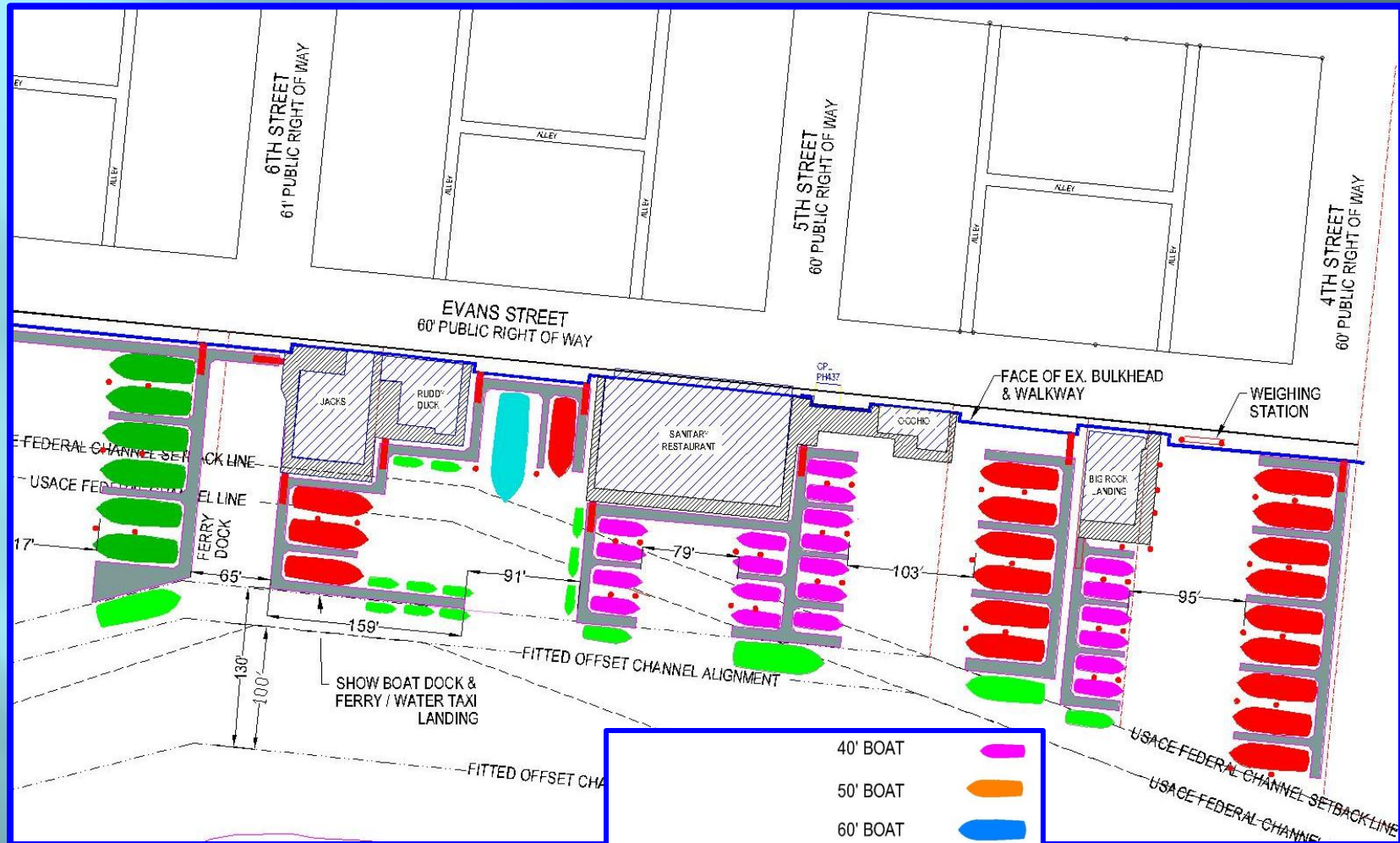
MOREHEAD CITY HARBOR POTENTIAL WATERFRONT & MARINE USES

- Sportfishing Vessel Docks – Charter and owner - operated for vessels up to 75'
- Day slips and transient docks – Up to 50 feet (Jaycee Park Model)
- Ferry/water taxi dock
- Fuel service at Gulf Dock
- Dock to accommodate historic or show boat
- Dive shop and slips for dive boats
- Boat slips for restaurant and bar access by water
- Fishing tournament weigh station
- Adequate pedestrian access to water margin
- Create people magnet with landside focus areas (Jib & Shepard Streets and/or 6th & 7th Streets)

FITTED CHANNEL - MASTER PLAN

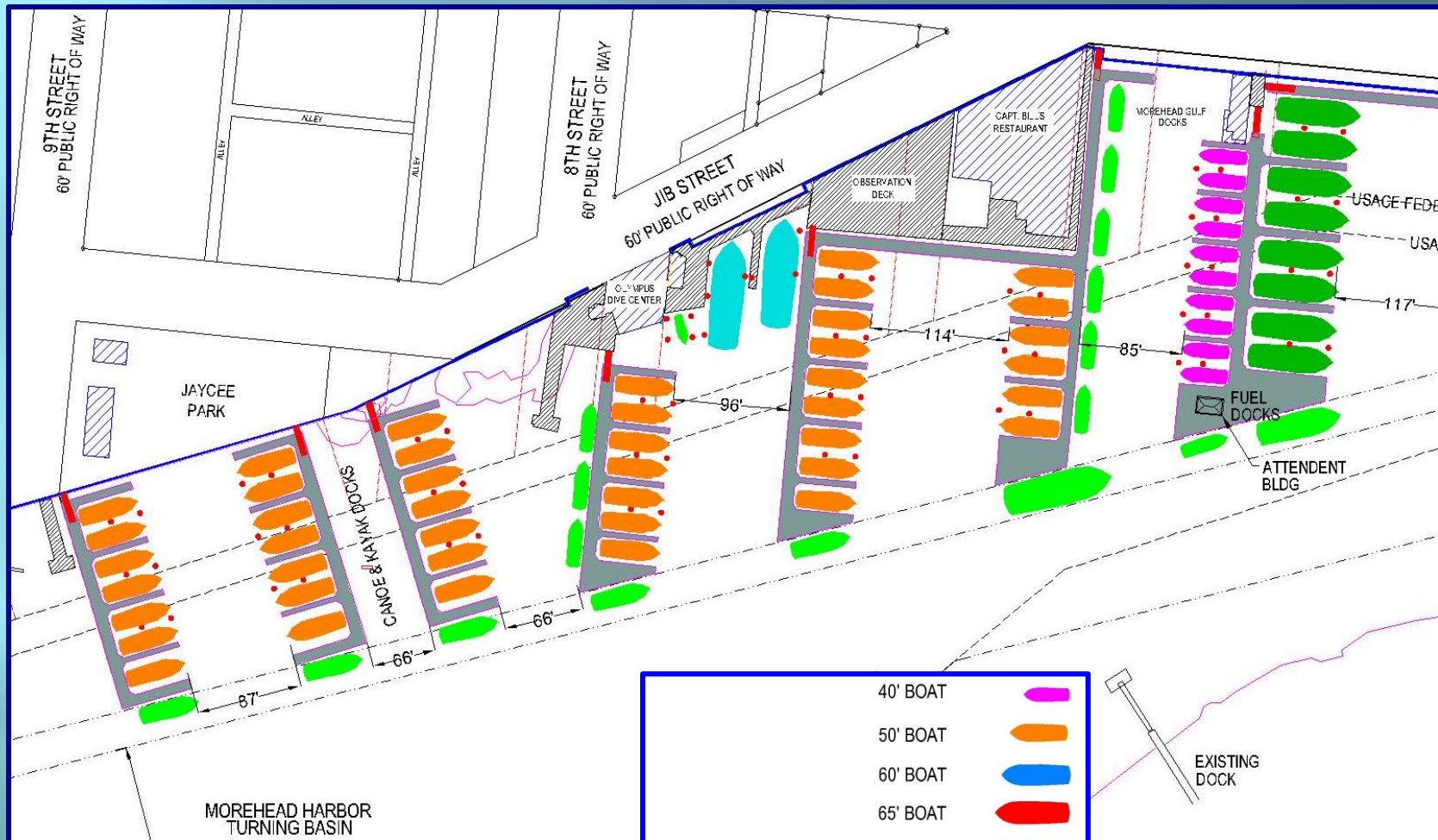


FITTED CHANNEL – EAST END



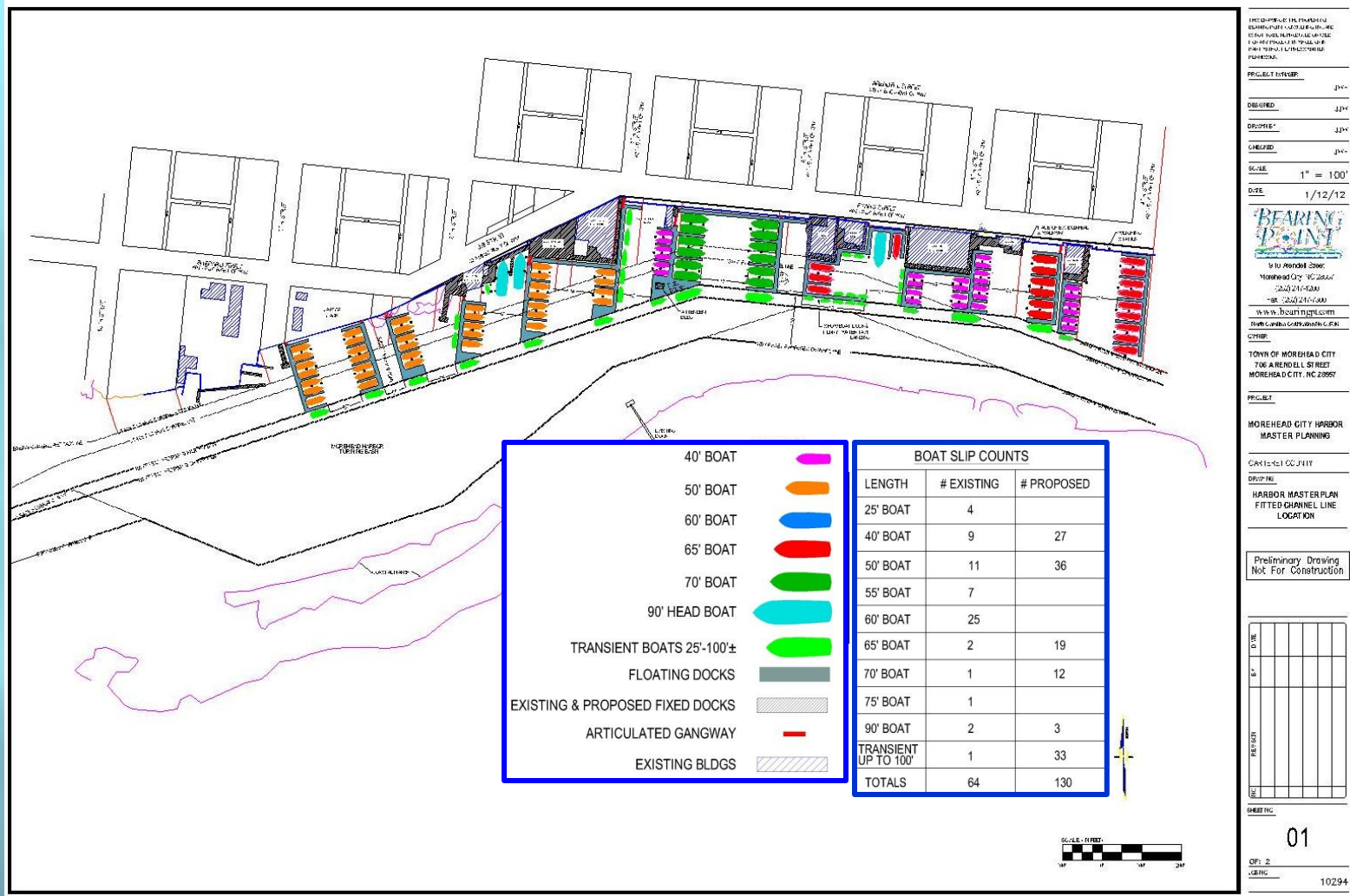
40' BOAT	
50' BOAT	
60' BOAT	
65' BOAT	
70' BOAT	
90' HEAD BOAT	
TRANSIENT BOATS 25'-100'±	
FLOATING DOCKS	
EXISTING & PROPOSED FIXED DOCKS	
ARTICULATED GANGWAY	
EXISTING BLDGS	

FITTED CHANNEL – WEST END

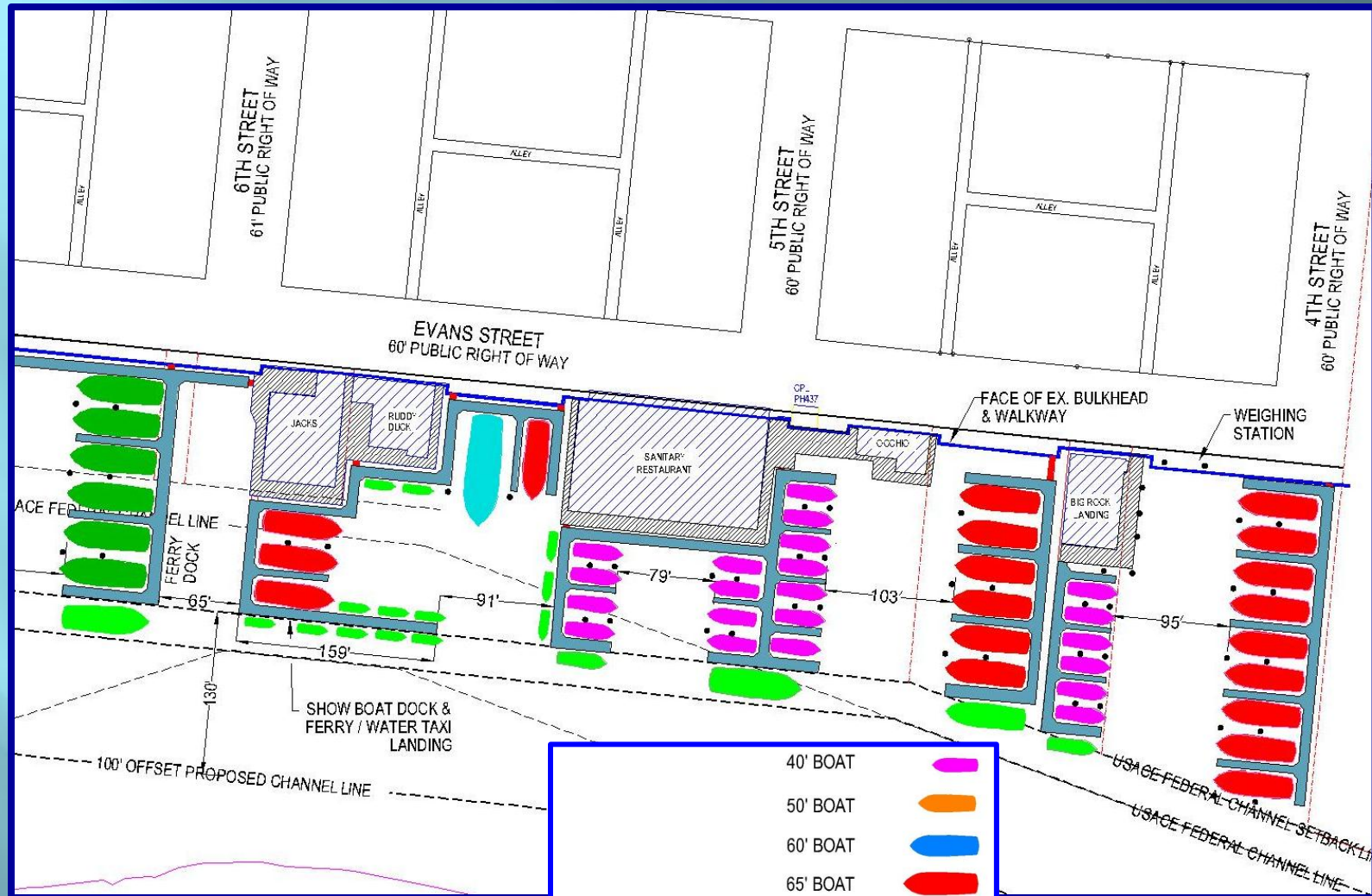


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100 FT CHANNEL OFFSET MASTER PLAN

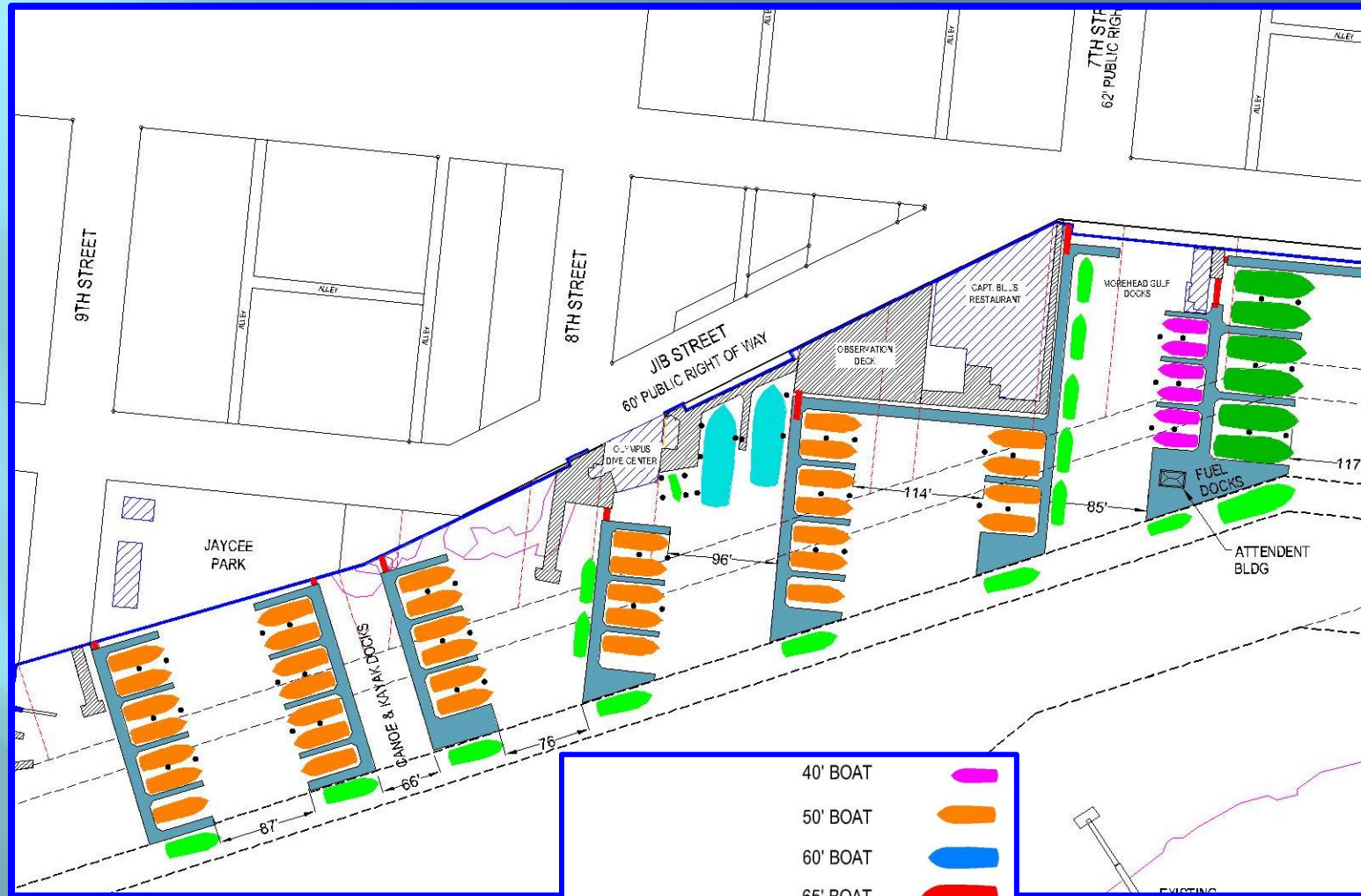


100 FT OFFSET - EAST END



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ARTICULATED GANGWAY	
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100 FT OFFSET - WEST END



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70' BOAT	
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ARTICULATED GANGWAY	
EXISTING BLDGS	